

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, April 9, 2015 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings:** 3/26/15

2. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission; Zoning Board of Appeals; Planning Commission 3/5/15, 3/19/15, 3/26/15 special, 4/2/15;

4. **Continued Public Hearing:** *(none at this meeting)*
 - a. **Proposed Regulation Change #201500050:** Section 242-202 and Section 242-501 - Breweries and Brew Pubs *(continued on 4/23/15)*

5. **Old Business:**
 - a. **248 Whisconier Rd (Candlewood Valley Motors) #201300925:** Request for Bond Release of \$1,000.00

 - b. **131 Tower Rd #201400996 (DiGrazia Vineyards):** Use for the Vineyards

6. **New Business:**
 - a. **533 Federal Rd #201500201:** Design Review including Natural Resource Removal of 1,600 cu. for the construction of a 2,476 sq. ft. Medical Building and associated parking *(earliest PH date 5/14/15)*
 1. Bond Estimate prepared by CCA, LLC dated 4/1/15 in the amount of \$42,000.00
 2. **Map Cover Sheet titled "Proposed Medical Office" prepared by CCA, LLC dated 1/8/15 revised 3/30/15**
 - **"Site Plan"** dated 12/3/14 revised 3/30/15 – sheet S1
 - **"Landscape Plan"** dated 12/3/14 revised 3/30/15 – sheet L1
 - **"General Legend, Notes and Abbreviations"** dated 12/3/14 revised 3/30/15 – sheet N1
 - **"Notes & Details"** dated 12/3/14 – sheet N2
 - **"Notes & Details"** dated 6/4/07 – sheet N3
 - **"Sedimentation And Erosion Control Plan"** dated 12/7/05 – sheet N4
 3. **Architectural Plans "Basement Layout"** Prepared by Fontaine Construction LLC dated 1/8/15 – sheet 1
 - **"Right Elevation"** dated 1/8/15 – sheet 2
 - **"Main Floor"** dated 1/8/15 – sheet 3
 - **"Brookfield Key Map"** dated January 1972

 - b. **291 Federal Road #201500147:** Certificate of Zoning Compliance including within the Aquifer Protection District

 - c. **25 Hickory Hill Rd #201500208:** Single Family Conversion for an 800 sq. ft. apartment
 1. "Apartment Floor Plan" handed into Land Use 3/9/15

7. **Tabled Items:**

8. Informal Discussion:

a.

9. Comments of Commissioners:

10. Adjourn:

****Next Regular Meeting Scheduled for April 23, 2015****